

CAPSULE SUMMARY SHEET

Survey No.: M:26-34 (PACS 9.40) Construction Date: Circa 1930 to circa 1980

Name: Croydon Park Neighborhood

Location: Bounded on the north by Crabb Avenue, on the east by Horners Lane, on the south by Croydon Avenue and on the west by Stonestreet Avenue, Rockville, Montgomery County

Private/Residences/Occupied/Good/Yes:restricted

Description:

Croydon Park is a residential planned neighborhood located within Rockville, Montgomery County. The neighborhood consists of residential houses constructed between circa 1930 and circa 1980. Croydon Park is bounded by Crabb Street on the north, Horners Lane North and South on the east, Croydon Avenue on the south and Stonestreet Avenue on the west. Streets within the neighborhood include Woodland Street, Virginia Avenue, Grandin Avenue, Park Road, Reading Terrace and Highland Avenue.

Significance:

The neighborhood of Croydon Park is located in the City of Rockville. Rockville became the County seat when Montgomery County was created in 1776. Through most of the nineteenth century, Rockville was a courthouse village, surrounded by agricultural land. It remained a small town until the coming of the Metropolitan Branch of the Baltimore and Ohio Railroad in 1873. The railroad brought summer and weekend visitors, and the resort trade encouraged the rapid expansion of Rockville, both in size and population. Many summer hotel patrons built summer residences and others became year-round residents.

Following the rapid growth from the 1870s to the 1890s, the expansion of Rockville stabilized until a second development boom after World War II. The growth of the Federal government in nearby Washington, D.C. in the years after the War, spurred considerable suburban expansion in Rockville and surrounding areas. Access to the Capital by rail and improved roadways encouraged this suburban expansion (Rockville Historic District Commission 1973).

Maryland Historical Trust
Maryland Inventory of Historic Properties Form
Montgomery-Prince George's Short-term Congestion Relief

DOE ☐ yes ☐ no

1. Name: (indicate preferred name)

historic Croydon Park Neighborhood

and/or common

2. Location:

street & number Bounded on the north by Crabb Avenue, on the east by Horners Lane, on the south by Croydon Avenue and on the west by Stonestreet Avenue

N/A not for publication

city, town Rockville ☐ vicinity of congressional district

state Maryland county Montgomery

3. Classification:

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> education	<input checked="" type="checkbox"/> private
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:
			<input type="checkbox"/> transportation	

4. Owner of Property: (give names and mailing addresses of all owners)

name multiple owners

street & number telephone no.:

city, town state and zip code

5. Location of Legal Description

Land Records Office of Montgomery County liber

street & number Montgomery County Judicial Center folio

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

☐ repository for survey records

city, town state

7. Description

Survey No. M:26-34 (PACS 9.40)

Condition		Check one	Check one	
<input type="radio"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Resource Count: approximately 175

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Croydon Park is a residential planned neighborhood located within Rockville, Montgomery County. The neighborhood consists of residential structures constructed between circa 1930 and circa 1980. Croydon Park is bounded by Crabb Street on the north, Horners Lane North and South on the east, Croydon Avenue on the south and Stonestreet Avenue on the west. Streets within the neighborhood include Woodland Street, Virginia Avenue, Grandin Avenue, Park Road, Reading Terrace and Highland Avenue.

The neighborhood, typical of planned neighborhoods, was developed by a real estate speculator, subdividing lots along a grid of roads and selling the land to individuals rather than developers. The lot owner would then independently construct a house on the property. The result is a neighborhood of houses from various time periods and architectural styles. There are however consistent building set-backs.

The buildings are arranged along a grid pattern of streets with curbing, sidewalks and public lighting. Most of the houses within the neighborhood are 1 to 2-story vernacular interpretations of twentieth century building styles. Common features include concrete block foundations, vinyl siding and asphalt shingle front or side-gable roofs.

8. Significance

Survey No. M:26-34 (PACS 9.40)

Period	Areas of Significance—Check and justify below			
<input type="radio"/> Prehistoric	<input type="checkbox"/> archaeology-prehistoric	<input type="checkbox"/> Community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communication	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention	<input type="checkbox"/> other (specify)	

Specific dates Circa 1930 to circa 1980 Builder/Architect Unknown

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or
Applicable Exceptions: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The neighborhood of Croydon Park is located in the City of Rockville. Rockville became the County seat when Montgomery County was created in 1776. Through most of the nineteenth century, Rockville was a courthouse village, surrounded by agricultural land. It remained a small town until the coming of the Metropolitan Branch of the Baltimore and Ohio Railroad in 1873. The railroad brought summer and weekend visitors, and the resort trade encouraged the rapid expansion of Rockville, both in size and population. Many summer hotel patrons built summer residences and others became year-round residents.

Following the rapid growth from the 1870s to the 1890s, the expansion of Rockville stabilized until a second development boom after World War II. The growth of the Federal government in nearby Washington, D.C. in the years after the War, spurred considerable suburban expansion in Rockville and surrounding areas. Access to the Capital by rail and improved roadways encouraged this suburban expansion (Rockville Historic District Commission 1973).

The dominant house styles within Croydon Park are vernacular cottages and Contemporary Cape Cod houses. Between 1870 and 1940 the vernacular cottage style was typically built for Americans of modest means. They are characterized by simple ornamentation and mass-produced components, such as door frames, moldings, sash and window units, and porch decoration. The development of post-Civil War machinery capable of producing large amounts of standardized housing elements, such as those found in cottages, contributed greatly to the development of the modern American housing industry. Designs for vernacular cottages were obtained from popular magazines, such as House Beautiful, or carpenter's and builder's journals, such as American Builder. A variety of front-gable, side-gable, cross-gable and hipped roof frame cottages were developed in the early to mid-twentieth century. Front-gable and hipped roof cottages are primarily 1 to 1½-stories tall, 3-bays wide and several rooms deep. Side-gable and cross-gable structures are usually 2 to 2½-stories tall, are typically 2 to 3-bays in width and vary from one to three rooms deep. They usually include a porch covered with a shed roof. Porches are supported by posts often containing machine-produced Victorian ornamentation. Some cottages feature ornamentation drawn from Craftsman style or Colonial Revival architecture (Gottfried and Jennings 1988, viii-

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Croydon Park Neighborhood

IRVEY NO.: M:26-34 (PACS 9.40)

ADDRESS: Bounded on the north by Crabb Avenue, on the east by Horners Lane, on the south by Croydon Avenue and on the west by Stonestreet Avenue, Rockville, Montgomery County

8. Significance (Continued)

The mid-twentieth century contemporary Cape Cod, a particular adaptation of the vernacular massed-plan, first appeared in the mid-1920s. As a relatively inexpensive house to build, it became moderately popular during the Depression of the 1930s (Rebeck 1987, 16). The contemporary Cape Cod was three-bays wide and one-story tall with a steeply-pitched side-gable roof, often later finished as a half story. The exterior had little detail, with only faint references to Colonial Revival and Modernist architecture. The interior took the open plan of the Bungalow a step further, dividing the house into an "activity zone" and a "quiet zone." The activity zone consisted of a kitchen, dining area and living area, often only loosely separated by half walls, built-in cabinets, and a central fireplace. The quiet zone contained two bedrooms and a bath, all opening off of a hall (Wright 1981, 254). The contemporary Cape Cod was designed with low-maintenance materials and modern appliances which lessened the amount of housework needed, while the open living, dining and kitchen areas allowed the family to be together through most of their daily activities (Kelly 1995, II-151-52). Due to their original small size, most Cape Cod dwellings were later enlarged.

National Register Evaluation:

Constructed between circa 1930 and circa 1980, the Croydon Park neighborhood is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicates that the neighborhood has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as the development does not possess buildings which represent significant building types. In addition, the building lacks architectural material integrity. Most have been altered by additions and replacement of exterior building fabric. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended _____ Eligibility Not Recommended X
 Comments _____

Reviewer, OPS: _____ Date: 7/29/2000
 Reviewer, NR Program: [Signature] Date: 3/1/02

9. Major Bibliographical References Survey No. M:26-34(PACS 9.40)

See Attached

10. Geographical Data

Acreage of nominated property _____
Quadrangle name Rockville, MD Quadrangle scale 1:24,000

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
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11. Form Prepared By

name/title Tim Tamburrino

Organization P.A.C. Spero & Company

date May 1998

street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

city or town Baltimore

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposed only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCP/DHCD
100 Community Place
Crownsville, MD 21032-2023
(410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

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9. Major Bibliographical References (Continued)

- Boyd, T.H.S. 1968. The History of Montgomery County, Maryland, From its Earliest Settlement in 1650 to 1879. Baltimore: Regional Publishing Company.
- Brugger, Robert A. 1988. Maryland, A Middle Temperament 1634-1980. Baltimore and London: Johns Hopkins University Press.
- Coleman, Margaret Marshall. 1984. Montgomery County: A Pictorial History. Rev. 1990. Norfolk and Virginia Beach: The Donning Company Publishers.
- Farquhar, Roger Brooke. 1962. Old Homes and History of Montgomery County, Maryland. Washington: Judd and Detweiler, Inc.
- Gottfried, Herbert and Jan Jennings. 1988. American Vernacular Design, 1870-1940. Ames, Iowa: Iowa State University Press.
- bert, Ray Eldon, and Richard K. MacMaster. 1976. A Grateful Remembrance: the Story of Montgomery County, Maryland. Rockville, Maryland: Montgomery County Government and the Montgomery County Historical Society.
- Hopkins, G.M. [1879] 1975. Atlas of 15 Miles Around Washington including the County of Montgomery, Maryland. Reprint. Rockville, Maryland: Montgomery County Historical Society.
- Kelly, Barbara M. 1995. "The Houses of Levittown in the Context of Postwar American Culture," from Preserving the Recent Past conference, II-147 to II-155.
- Land Records of Montgomery County, Maryland.
- Martenet, Simon J. [1865] 1975. Martenet and Bond's Map of Montgomery County, Maryland. Reprint. Rockville, Maryland: Montgomery County Historical Society.
- Rebeck, Andrea. 1987. Montgomery County in the Early Twentieth Century. Maryland Historical Trust and Montgomery County Historic Preservation Commission.
- Tindall, George Brown. 1984. America: A Narrative History. 2 vols. New York: W.W. Norton & Company, Inc.
- Wright, Gwendolyn. 1983. Building the Dream: A Social History of Housing in America. Cambridge, Massachusetts: The MIT Press.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

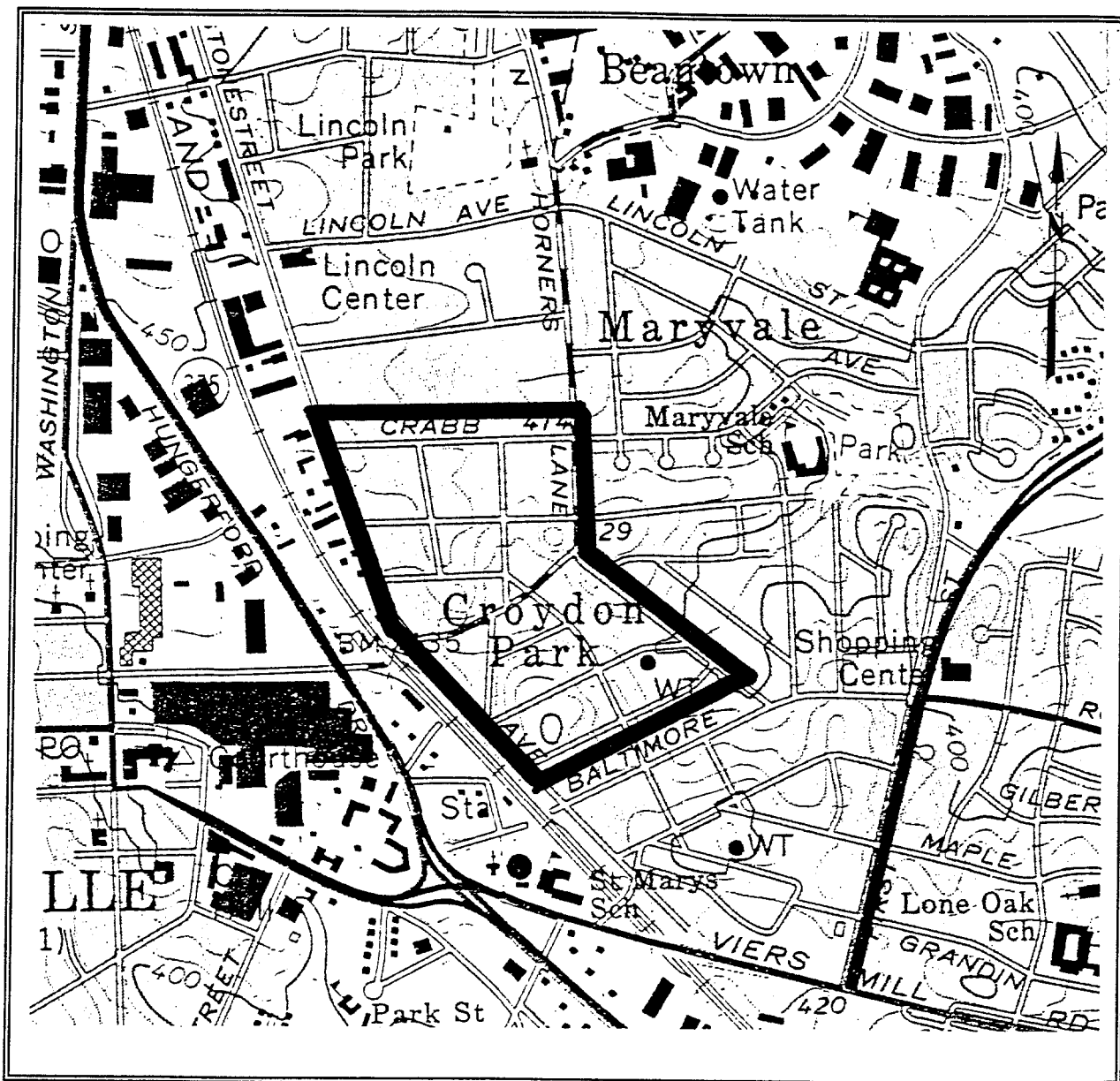
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10. Geographical Data (Continued)

Resource Sketch Map:



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Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Piedmont

Chronological/Developmental Period(s):

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Architecture, Landscape Architecture and Community Planning

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

Historic Environment (urban, suburban, village, or rural):

Suburban

Historic Function(s) and Use(s):

Private Residences

Known Design Source (write none if unknown):

None

Preparer
P.A.C. Spero & Company
May 1998

Montgomery-Prince George's Short-term

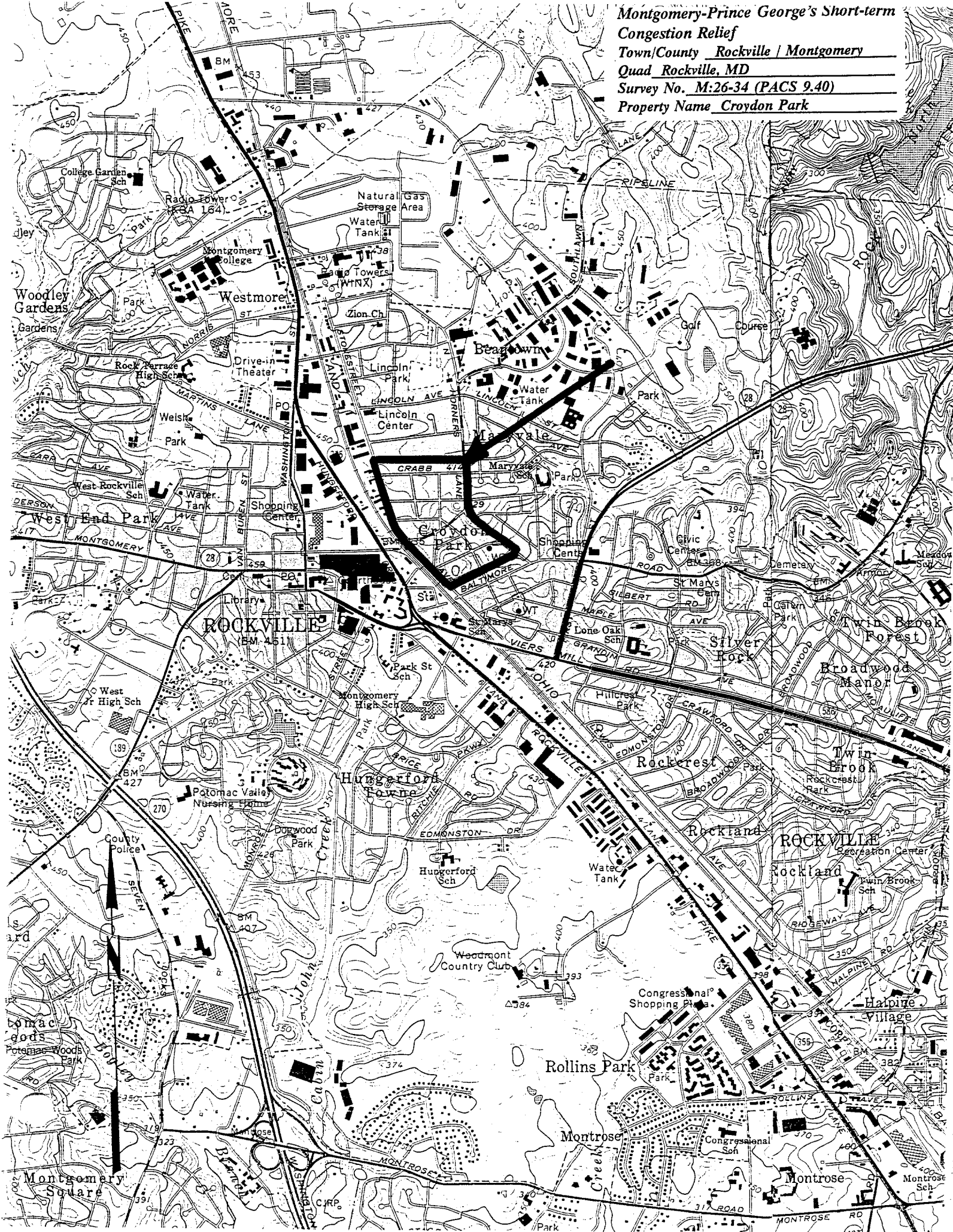
Congestion Relief

Town/County Rockville / Montgomery

Quad Rockville, MD

Survey No. M:26-34 (PACS 9.40)

Property Name Croydon Park





- 1 11 26 34
- 2 Croydon Park
- 3 Montgomery Co Md
- 4 Susan Taylor
- 5 5/98
- 6 Md SHPO
- 7 West Side, Virginia Ave
- 8 12 12

7550275 NIN 137



1 11/22/98

2 Crocker Park

3 Montgomery Co. Md

4 Susan Taylor

5 5/98

6 Md SHPO

7 200 Black. Crabl. Ave, South Side

8 2 of 12



- 1 11:20 34
- 2 Croydon Park
- 3 Montgomery Co. MS
- 4 Susan Taylor
- 5 5/98
- 6 Md Stps
- 7 303 Woodlark Rd, North Chester 12500
- 8 3/3/12



1 m: 26.34

3 Montgomery Co, Md

4 Susan Taylor

5 5/98

6 Ad 5420

8 4 2 17



1 M 26-34

2 Croydon Park

3 Montgomery Co Md

4 Susan Taylor

5 5/98

6 Md SHPO

7 N side, England Terrace

8 5 of 12

44 10256



- 1 M:26-34
- 2 Croydon Park
- 3 Montgomery Co Md
- 4 Susan Taylor
- 5 5/99
- 6 Md 84PO
- 7 100 Virginia Ave
- 8 65212

7-17-61 12:00 PM



- 1 M. 26 34
- 2 Croysdon Park
- 3 Montgomery Co Md
- 4 Susan Taylor
- 5 5/90
- 6 MASHPO
- 7 Grandin Ave + Reading Terrace
- 8 7 of 12

2010 12 20 12:00



- 1 m:26 34
- 2 Croydon Park
- 3 Montgomery Co Md
- 4 Susan Taylor
- 5 5198
- 6 MASHPS
- 7 213 Reading Terrace, NE Corner
- 8 8 of 12



1 M:26.34

2 Croydon Park

3 Montgomery Co Md

4 Susan Taylor

5 5198

6 Md SHPD

7 315 + 313 Croydon Ave

8 9 of 12

501 x 1200



- 1 m: 26-34
- 2 Crydon Bk, Pump House
- 3 Montgomery Co. Md.
- 4 Susan Taylor
- 5 5/98
- 6 Md SHPO
- 7 Pump House, SE corner
- 8 10 of 12

2001.12.26



100-26-30

2 Crydon Park, Pump House

3 Montpelier, Mo

4 Susan Taylor

55/98

6 11 5 12



- 1 M-26-34
- 2 Craydon Park, Pump House
- 3 Montgomery, Co, Md
- 4 Susan Taylor
- 5 5/21
- 6 Md EHO
- 7 Pump House, NW corner
- 8 12 of 12

2023 11 17 14:00